

# PLANNING COMMISSION REPORT



MEETING DATE: July 13, 2005

ITEM NO. \_\_\_\_\_ GOAL: Coordinate Planning to Balance Infrastructure

## SUBJECT

**68th St And Camelback - 10-ZN-2005**

## REQUEST

Request to rezone from Multiple Family Residential District, Downtown Overlay (R-5 DO) to Downtown Regional Commercial Office/Type 2 Intermediate Development, Planned Block Development, Downtown Overlay (D/RCO-2 PBD DO) on a 89,279 +/- square feet parcel at the northeast corner of 68th Street and Camelback Road.

### Key Items for Consideration:

- Conformance with the Downtown Plan & General Plan
- Affect of the rezone on Downtown Revitalization
- Approval or denial of the proposed site plan

### Related Policies, References:

1. City of Scottsdale General Plan  
Land Use Element
2. Downtown Plan

## OWNER

Bullington Trust

## APPLICANT CONTACT

Lynne Lagarde  
Earl Curley & Lagarde PcC  
602-265-0094

## LOCATION

6808 E Camelback Rd

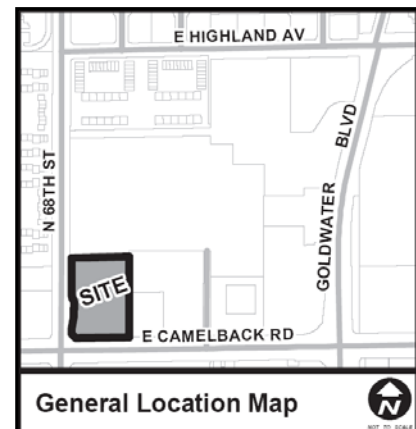
## BACKGROUND

### Zoning.

The site is currently zoned R-5/DO. The R-5/DO zoning district(s) allow for primarily multi-family housing; and is the most dense residential housing zone district in the City.

### General Plan.

The General Plan Land Use Element designates the property as Downtown, Regional Commercial Office, Type 2. This category includes a myriad of mixed use designations, allowing for a combination of retail, office, commercial and residential projects to exist, either separately or combined into one project; and contemplates an urban fabric or template on which to build. Further, the Downtown designation generally complies with the mixed-use description in the General Plan Land Use Element.



APPLICANT'S  
PROPOSAL**Context.**

The parcel is located on the northeast corner of Camelback Road and 68<sup>th</sup> Street. The surrounding property to the east and north is zoned Downtown Regional Commercial Office; Type II PBD/DO (D/RCO-2 PBD DO), and facilitates a mixture of regional commercial land uses (Currently developed as Fashion Square Mall). To the west is an existing bank building, in a commercial office (C-O) designation; and to the south is an existing apartment community zoned R-5.

**Goal/Purpose of Request.**

The applicant is requesting two things in this application:

1. Rezone the property from R-5 to D/RCO-2 PBD DO.
2. Approve a site plan as a stipulation of approval of the rezone.

**Key Issues.***Rezoning*

The General Plan contemplates this parcel for inclusion into the Downtown and contains it within the boundaries of the Downtown Area. This request, if approved, would rezone the property into compliance with the General Plan (See below). Further, the allowed land uses in the Downtown zoning district are more compatible with the surrounding urban fabric of Downtown than the R-5 zoning. Additionally, by rezoning to Downtown, the project can take advantage of the Downtown zoning standards and Downtown Design Guidelines, which allow the property owner more flexibility in terms of overall design and integration into the Downtown area.

Generally speaking, the Downtown zoning category fits mixed use projects, or a myriad of residential, commercial, office and retail land uses. The basic tenets of the Downtown Plan are to create an urban framework where residents can live, work, and play. With the recently approved projects, this rezone would allow the subject property to help incorporate many of those values and goals into the development of the site.

*Site Plan*

The applicant has submitted a site plan which indicates 2 separate buildings, oriented around a parking field, and setback from Camelback Road. The applicant has requested that the site plan be approved and stipulated as a portion of this request. As referenced above, staff is recommending denial of the site plan. This is based on the following analysis:

1. Urban form and site plan design

The presently proposed site plan appears to be suburban in form, and is structured to have two retail buildings, neither of which fronts Camelback Road, with an at grade/surface parking lot toward the street. Further, the site plan lacks adequate pedestrian access to the site. In addition to the Downtown Design Guidelines addressed below, the site plan (as currently proposed) does not accomplish the predominant goals outlined in the Downtown Plan, which are primarily to promote pedestrian oriented activity along the roadways, and design projects to facilitate the urban live work and play lifestyle.

While this project might fit at most suburban arterial locations, it is not appropriate for the signature entry point into Downtown Scottsdale, along Camelback Road. Further, the site plan, while well intentioned, is not indicative of the development patterns that have been proposed in the Downtown area.

Staff has met on several occasions with the applicant, and acknowledges that the site plan has improved from its original iteration of two buildings in an “L” shape with neither building fronting a roadway; but the plan still has a suburban feel, and building footprints which are not consistent with the goals of the Downtown Zoning. Staff proposed that the applicant proceed with the rezoning request, absent a site plan; and the applicant indicated that they wished to move forward with a staff recommendation for denial.

## 2. Downtown Design Guidelines

As a site plan was being proposed as part of this rezoning request, staff conducted a review of the Downtown Design Guidelines, and has made recommended findings in this staff report to the Planning Commission that the proposed site plan does not meet the spirit, intent, or policies contained within the Downtown Design Guidelines.

- Goal #2: Strengthen pedestrian character and create new pedestrian linkages

**Staff Comment:** The project does not orient towards either street. While the site plan allows for the potential of 360 degree architecture, none of the store fronts will have entrances which face 68<sup>th</sup> Street. Further, there is no true pedestrian link to Camelback Road, except as located at the corner of the intersection of 68<sup>th</sup> Street and Camelback. With the development activity the City has received in recent months on the western side of the Downtown, there is no reason to eliminate pedestrian connections in favor of auto-only oriented development.

- Goal #3: Create a compact downtown with an intensified and diverse mix of activities

**Staff Comment:** Downtown should be compact and intense, bringing street activity, and not a surface parking lot. While Type II developments call for a greater setback along the major arterials, the intent is still to have a street presence and not a suburban feel of asphalt at or near the street. For example, the office building on the corner of Scottsdale Road and Camelback has a strong street presence, as does the new Waterfront commercial structures. The diversity of land uses is being obtained, but the compact feel and overall policy goal of bringing a pedestrian feel and scale to the Downtown, including a type II area, has not.

- Goal #4: Create a high level of expectation in the quality of downtown architecture

**Staff Comment:** The proposed site plan could exist at any intersection of arterials not only in the City of Scottsdale, but in any of the surrounding Valley Cities. Particularly in this location, as a gateway to the Downtown area, this site plan is unacceptable.

- Goal #5: Create a distinct Downtown landscape character

**Staff Comment:** While most of the landscape plans would be solidified at the Development Review Board stage of entitlement, there is no question that the existing site plan leaves little to the imagination in terms of landscape and softening a Type II development. Building placement helps add to the urban fabric of the area, and landscape should be complimentary and help soften the appearance of the buildings. Further, there should be a uniform landscape approach along the City's main arterials. The applicant has not demonstrated that they intend to contribute to the unique character of Downtown in terms of landscape.

- Goal #7: Create coherent and consistent street spaces

**Staff Comment:** The proposed site plan does not continue a trend, even in Type II areas, to bring buildings and development closer to the street and move away from the suburban type development. Much of the new development, even along major arterials, is supposed to orient in such a fashion as to promote pedestrian access, and to help dictate to neighboring properties to participate in the overall plan. This proposal does not meet this goal, as the street space is clearly oriented toward the inside, with a large surface parking lot fronting Camelback Road.

#### *Conformance with the General Plan*

The General Plan specifically contemplates this parcel for incorporation into the Downtown. When the Downtown Plan was adopted in the mid-1980's, the boundaries were set on the west at 68<sup>th</sup> Street north of Camelback Road. This parcel has the potential to become a signature entry point into the Downtown area, utilizing the provisions of the Downtown zoning and Downtown Design Guidelines to further promote the revitalization of this area.

The General Plan contemplates a myriad of land uses in the Downtown / Mixed Use category in the Land Use Element; all of which will be consistent with what the applicant is currently proposing. As such, the proposal would bring the parcel of land into conformance with the General Plan.

#### *Revitalization*

The Downtown Plan specifically contemplates incentives and development standards which encourage a more dense, urban Downtown Area. It further sets out goals and objectives for the private market to help stimulate redevelopment in what was seen as a potentially deteriorating urban core.

The recent trend toward revitalization has been driven in large part by applicants having the opportunity to participate in programs the City has put

into place to help redevelopment in the Downtown area. The rezoning of this parcel would not only bring the parcel into conformance with the General Plan and Downtown Plan, but in so doing would allow for the design and development standards which help realize the full potential of the Downtown Area.

As the western most parcel of land on Camelback Road, this parcel sits prime to be an entry statement into the Downtown area on one of the most heavily traveled arterials in the area. The rezoning of this parcel is consistent with the myriad of similar requests on the western edge of Downtown in the recent past, and what may likely continue to be a trend on the exterior of Downtown.

**Development information.**

- *Existing Use:* Vacant
- *Buildings/Description:* 2 Buildings Proposed
- *Parcel Size:* +/- 2 Acres
- *Building Height Allowed:* 38 Feet
- *Existing Building Height:* None. Vacant Parcel
- *Floor Area:* Approximately 20,010 Square Feet

**IMPACT ANALYSIS**

**Traffic.**

The City's traffic staff have reviewed the proposed zoning, and have indicated that adherence to the City's Design Standards and Policy Manual will mitigate any potential traffic impacts. The one issue for which there is no visible solution is the minimum site distance between an intersection and a drive isle. The Design Standards and Policy Manual details that a minimum of 330 feet be present along an arterial the size of Camelback before an entry point be established. However, the parcel is only 277 feet east of the centerline of 68<sup>th</sup> Street. Staff has agreed (see discussion above regarding staff recommendation of denial for the site plan) that an entry point be allowed at the location shown on the draft site plan. Other than this issue, the traffic generated by this zone change proposal is in concert with what is anticipated in the General Plan and Downtown Zoning and will not represent a substantial increase in traffic pattern for the area.

**Parking.**

81 spaces are required, 97 are provided. (This assumes all space to be utilized as retail space)

**Water/Sewer.**

The City's Water Resources Department has been notified. In general, there is adequate water and sewer capacity for the proposed development, under the Downtown Zoning being requested.

**Policy Implications.**

One of the key tenets of the General Plan and the Downtown Plan is to attempt to put into place incentives, or otherwise encourage, properties to rezone to Downtown in order to be in compliance with those regulatory documents. By

approving the rezoning application, the City will gain another parcel into conformance with the General Plan, and the applicant will be able to utilize the development standards and redevelopment tools contained in the City's regulatory documents.

**Community Involvement.**

The applicant undertook a citizen involvement outreach effort on the proposed project. Staff received one email in opposition to the proposed site plan, and has attached that to this staff report in the citizen involvement attachment (Attachment 8). Other than that, staff has been advised that the application was well received by the community at large in the mandatory open house meeting.

**Community Impact.**

Overall, the community will be moderately impacted by the proposed development. It is, however, an opportunity for a signature development project, even on a relatively small parcel (2 acres). This location, on an arterial taking the bulk of the traffic from Phoenix to Fashion Square Mall or Downtown Scottsdale, allows for a truly unique and special site plan and design which indicates an entry to Downtown Scottsdale. The current site plan does not indicate such an approach. The Downtown Plan and Zoning development standards contemplate a project which accomplishes a far more urban, entry point type of project.

STAFF  
RECOMMENDATION

**Recommended Approach:**

Staff recommends approval of the zone change, subject to the attached stipulations.

Staff recommends denial of the site plan, and recommends that the Commission recommend that no site plan be approved and stipulated at this point. The normal review process will involve staff work with the applicant and a Development Review Board hearing, if the zoning is approved. If the Commission chooses to recommend approval of the site plan, staff has attached draft stipulations of approval for consideration at the end of the stipulations attachment for inclusion if necessary.

RESPONSIBLE  
DEPT(S)

**Planning and Development Services Department**  
Current Planning Services

STAFF CONTACT(S)

Mac Cummins, AICP  
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E-mail: mcummins@ScottsdaleAZ.gov

**APPROVED BY**



Mac Cummins, AICP  
Report Author



Kurt Jones, AICP  
Director, Current Planning

**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Additional Information
7. Citizen Involvement
8. City Notification Map
9. Site Plan

## **REZONING PROJECT NARRATIVE FOR BULLINGTON PROPERTY AT 68<sup>TH</sup> STREET AND CAMELBACK**

For a very long time, the historic Bullington equestrian property with its barn and pastures at the northeast corner of 68<sup>th</sup> Street and Camelback Road exemplified the contrast between old and new “Downtown” Scottsdale. The site is now being proposed for “new” Downtown Scottsdale development at the western edge of the Downtown District. The property has been vacant for several years and the Bullington family is requesting rezoning to D/RCO-2 PBD (Downtown Regional Commercial Office/Type 2 Intermediate Development/Planned Block Development), which is consistent with its Downtown General Plan designation as Regional Commercial Office. The approximately 2.0 acre parcel is currently zoned R-5.

Because this corner is the westernmost Downtown property along Camelback Road and is surrounded on two sides by non-Downtown development and by smaller scale commercial uses to the east, its proposed use has been designed to provide a transition to this adjacent lower scale residential and office development. This small in-fill project utilizes an urban design theme consistent with its Downtown designation but will also include identity elements that reflect its unique Scottsdale equestrian history. An entry feature incorporating the equestrian theme and/or historic photos are some ideas under consideration. Because the property is adjacent to Scottsdale Fashion Square and has often been envisioned as appropriate to be used for its expansion, the PBD overlay is being requested to accommodate the potential for incorporating the property into the regional shopping center with more intense uses in the future. No amendments to the Downtown standards are being requested with this application, however. The small shop, non-anchored retail center is intended to provide convenient neighborhood services and products to the surrounding Downtown and Arcadia neighborhoods and thus to fill a niche currently not being met in this area of the Downtown District.

The site plan is configured to reinforce the pedestrian character of the Downtown District by creating an active street frontage with a shop building at the street intersection and shaded pedestrian sidewalks along both streets. Building placement along Camelback and 68<sup>th</sup> Street as well as the proposed streetscape features will be combined to screen and deemphasize the neighborhood-oriented center’s relatively small parking areas. Parking will be further buffered by low screen walls and landscaping. Generous shopfront canopies will create the courtyard experience encouraged in Downtown and enhance the pedestrian orientation of the project. The entire site is connected to both Camelback and 68<sup>th</sup> with pedestrian walkways, and shaded pedestrian linear plazas as well as pedestrian-oriented amenities between buildings and the curb will encourage people to meander, shop, relax, and gather.

The Downtown Plan and Development Policy Guidelines have guided the creation of the site plan to assure consistency with Downtown urban design goals and compatibility with Downtown character. The site plan places a 6,460 square foot building along Camelback Road and 68<sup>th</sup> Street to provide a streetfront presence. The building’s architectural details will enhance this entry into the Downtown as well as help screen interior parking. The second 13,550 square foot retail shop building has been located on the northern boundary of the property adjacent to Scottsdale Fashion Square. Shop design has used proportion, contrast, scale and color as fundamental considerations. The design emphasizes horizontal lines with varied façade

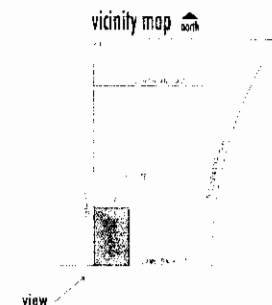
elements. Ample shade will be provided along all pedestrian walkways. A number of materials such as stone, brick and stucco are used throughout the center to provide not only a natural intimate relationship to the shopper, but also an enriched streetscape. The contemporary southwest design is compatible with the surrounding Scottsdale Fashion Square and vicinity.

Direct and simple circulation in keeping with Downtown Guidelines is provided by a rights-in-and-out only driveway on Camelback Road and a full access driveway north of the median on 68<sup>th</sup> Street. This site plan features a pedestrian connection to Scottsdale Fashion Square on the interior of the project in addition to broad pedestrian circulation elements along both street and shop frontages.

Consistent with the Downtown Plan Urban Design and Architectural Guidelines, the pedestrian character of Downtown is being strengthened by these pedestrian circulation features and amenities. The proposed landscaping, benches, planters and other street furniture, decorative paving and ornamental lighting will also reinforce the people-oriented goal of Downtown. The wider than usual canopy treatment is intended to create internal covered walkways and plaza-like areas as pedestrian enhancement features as well. The Downtown Guidelines provide that new buildings must coexist with their neighbors and demonstrate consideration of the contextual influences of neighboring property. For this reason, the site configuration and lower scale of the proposed development is appropriate given the non-Downtown scale of adjacent properties to the west and south.

P-1

nec 68th st + camelback rd  
for: BULLINGTON FAMILY TRUST



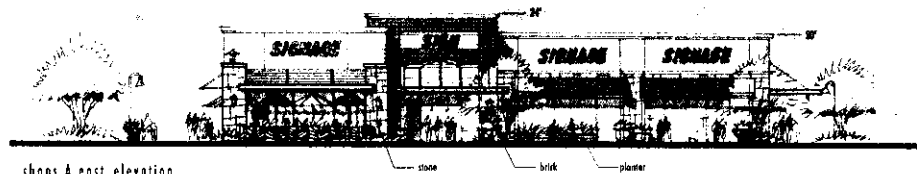
conceptual perspective

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20020  
01 June 2005

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TEL: 602.254.1000 FAX: 602.254.1001

E-1

nec 68th st + camelback rd  
for: BULLINGTON FAMILY TRUST

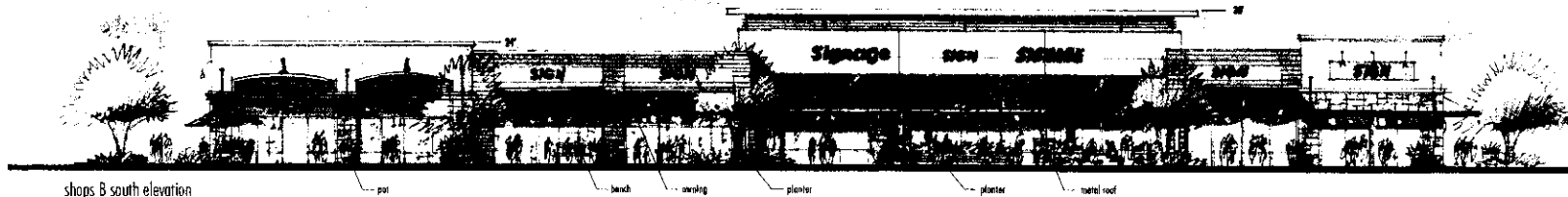


shops A east elevation

0 4' 8' 12' 20'

Scale: 3/32" = 1' - 0"

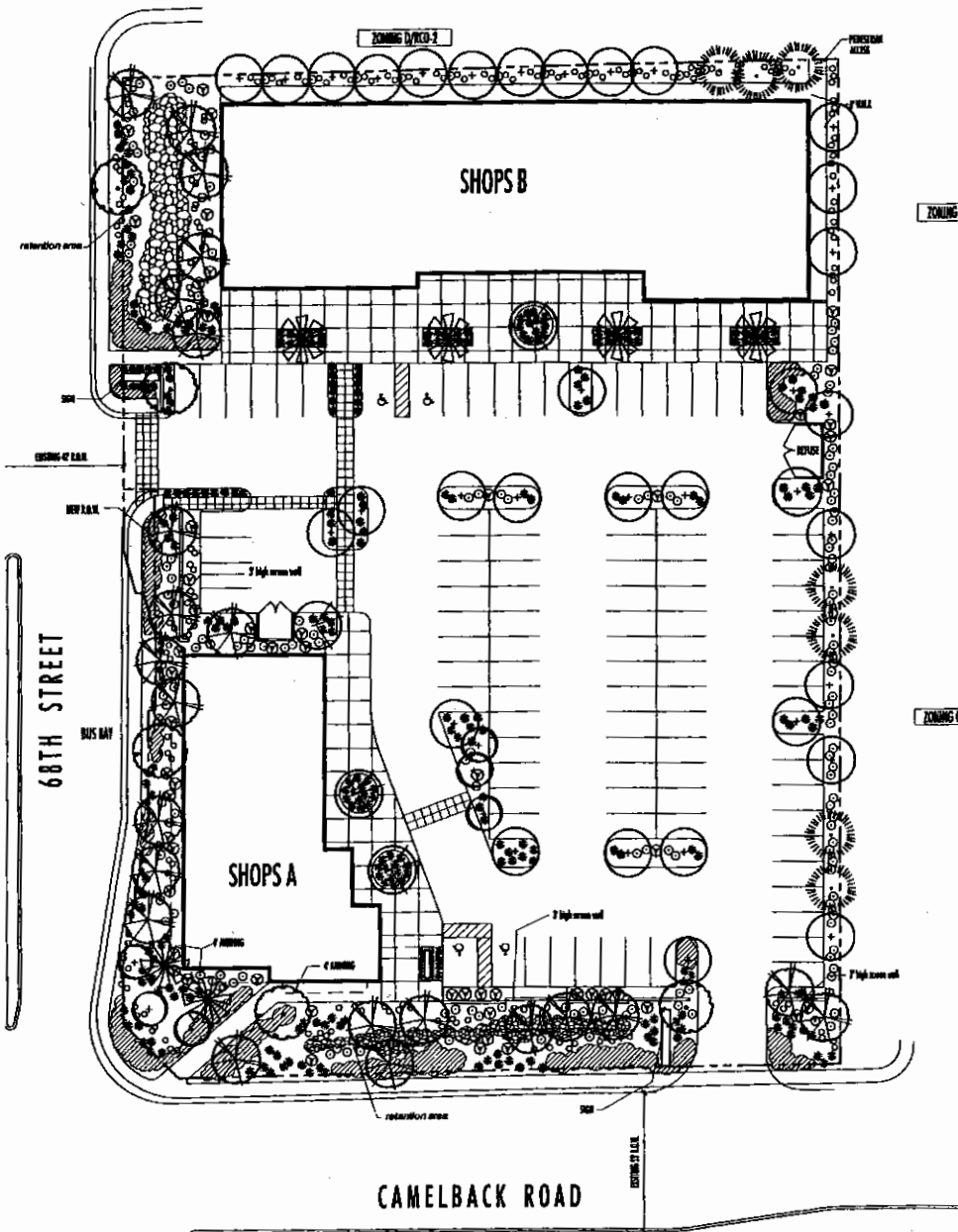
conceptual elevations



shops B south elevation

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24030  
13 may 2005

ELLERMANN,  
SCHICK &  
BRUND  
ARCHITECTS  
1001 N. GAVIN AVENUE, SUITE 100  
PHOENIX, ARIZONA 85016



# CONCEPTUAL LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.M.A. SPECIFICATIONS  
(U.O.N. - UNLESS OTHERWISE NOTED)

TREES	SIZE
<i>Persea pseudocarya</i> Palm Tree	Standard 36" Box
<i>Jatropha curcas</i> Jatropha	Standard 24" Box
<i>Ficus velutina 'No Grande'</i> Fan-Fat-Ash	Standard 24" Box
<i>Persea hybrid 'Desert Museum'</i> Desert Museum Palo Verde	Standard 36" Box
<i>Cassia bicolor</i> Mexican Bird of Paradise	Standard 24" Box
<i>Pinus edulis</i> Edulis Pine	Standard 24" Box
<i>Phoenix dactylifera</i> Date Palm	Diamond Cut 18" LL

SHRUBS / ACCENTS	SIZE
<i>Cassia phyllanthoides</i> Silver Cassia	5 gallon
<i>Cassia gilliesii</i> Red Bird of Paradise	5 gallon
<i>Ruellia portulacastris</i> Ruellia	5 gallon
<i>Leucosiphium frutescens 'Green Cloud'</i> Green Cloud Sage	5 gallon
<i>Agave Speciosa</i> To be approved by L.A.	5 gallon
<i>Neon oleander</i> "Patio Pink" Oleander	5 gallon
<i>Dasyatis longistylus</i> Toothless Desert Spoon	5 gallon
<i>Eremophila 'valentina'</i> Valentina Bush	5 gallon
<i>Hebe pinnatifida</i> Red/Yellow Yucca	5 gallon
<i>Yucca alopecuroides</i> Spiral Yucca	15 gallon
<i>Leucosiphium argenteum 'No Bird'</i> No Bird Sage	5 gallon
<i>Ruellia 'Barbara Kent'</i> Barbara Kent Ruellia	5 gallon

GROUND COVER	SIZE
<i>Lantana montevidensis</i> New Gold & Purple Trailing Lantana	1 gallon 50/50 Mix
<i>Convolvulus crinitus</i> Bush Morning Glory	1 gallon
<i>Myoporum parviflorum</i> Trailing Myoporum	1 gallon

Decomposed Granite - 1/2" select Express Road, 2" min thickness in all landscape areas.

Granite Rip - Rip 3"-6", color to match decomposed granite

conceptual landscape plan



N.E.C. 68th & Camelback Rd.  
Scottsdale, Arizona  
Conceptual landscape plan

OWNER  
MGA  
DESIGNED  
hail  
SHEET SCALE  
1"=20'  
DATE  
5-13-05  
PROJECT

CL-01

**ATTACHMENT #2**



Q.S.  
18-44

G.I.S. ORTHOPHOTO 2003

68th St And Camelback

10-ZN-2005

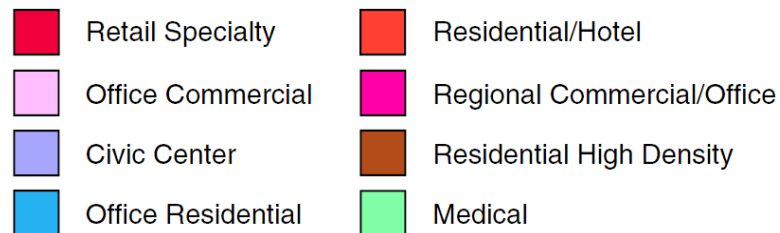
ATTACHMENT #2A

The map displays the following zoning districts and their locations:

- RCO-2 (Pink):** Located in the central and upper portions of the map, primarily along Goldwater Blvd and Highland Ave. A yellow star is located in the bottom-left corner of this district.
- RH-2 (Orange):** Located in the lower-right portion of the map, adjacent to the canal.
- OR-2 (Blue):** Located in the bottom-right corner of the map, adjacent to the canal.
- OC-2 (Light Pink):** Located in the bottom-left corner of the map, adjacent to Goldwater Blvd.

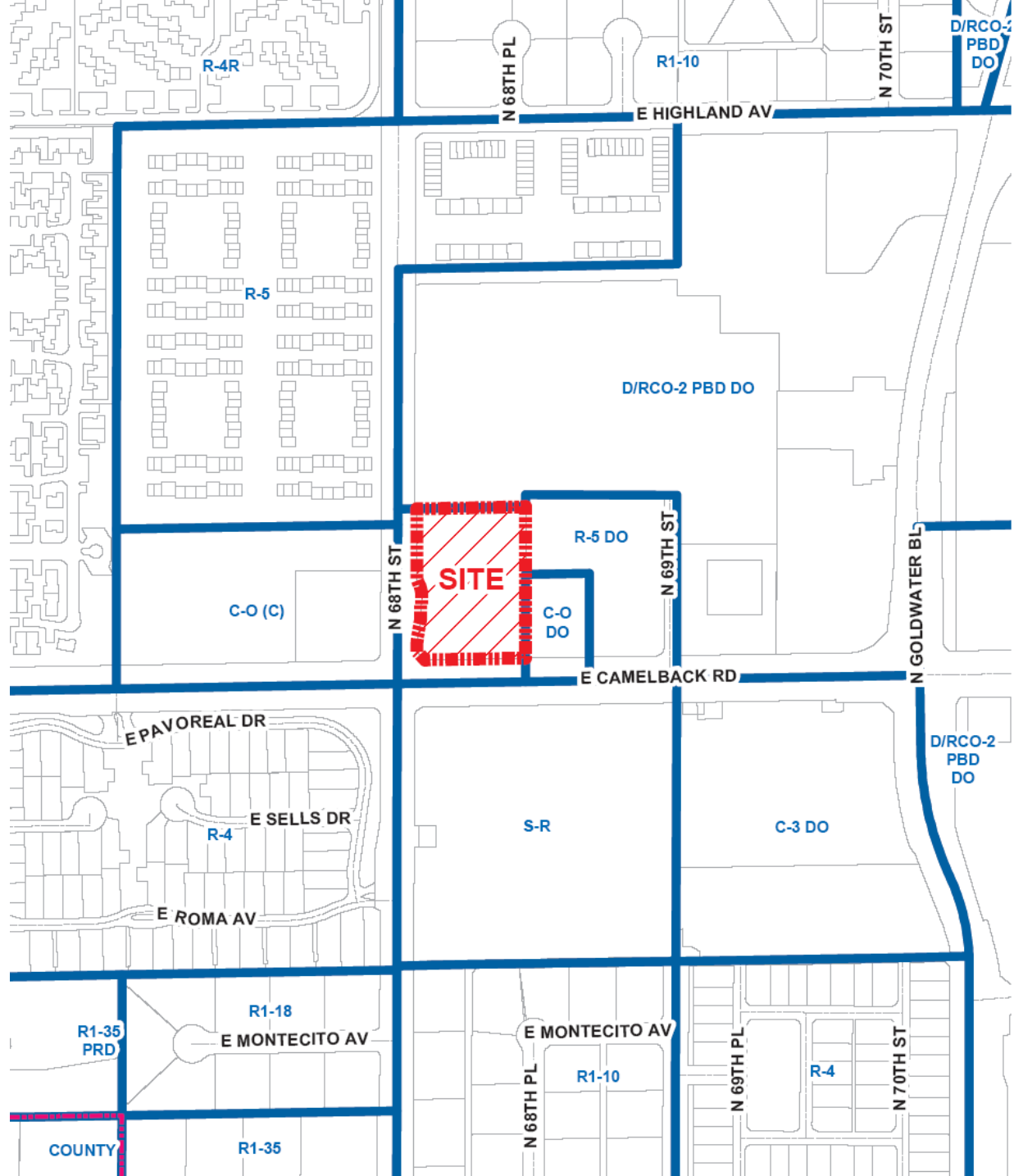
Key streets and landmarks include:

- Streets:** Chaparral Road, Paradise Pkwy, Highland Ave, Camelback Rd, Goldwater Blvd, 68th St, 69th Pl, 70th St, 73rd St, 74th St, 75th St, 74th Pl, Indian Plz, Buckboard, Saddlebag, Brown, and Shoeman.
- Canal:** A blue canal runs diagonally through the lower-right portion of the map.



**10-ZN-2005**  
**ATTACHMENT #3**

**Zoning Map**



## STIPULATIONS FOR CASE 10-ZN-2005

### PLANNING/ DEVELOPMENT

1. **PBD OVERLAY DISTRICT BOUNDARIES.** The PBD Overlay district boundaries shall be co-terminus with the property limits on the north and east, as extended to the centerline of the adjacent Right-of-Way, and with the centerline of the adjacent Right-of-Way to the intersection with the extended north and east property lines.
2. **CULTURAL IMPROVEMENT PROGRAM APPROVAL REQUIRED.** The land owner shall obtain approval for a Cultural Improvement Program as outlined in the Zoning Ordinance prior to the submittal of any Development Review Board application, or commit in writing to payment of the in lieu fee as outlined in the Zoning Ordinance prior to obtaining any permits for construction.
3. **CONFORMANCE TO DOWNTOWN PLAN.** The site design and architecture shall be in conformance with the Downtown Plan: Urban Design and Architectural Guidelines. Determination of compliance shall be subject to Development Review Board review and approval at a public hearing.
4. **APPLICABLE DEVELOPMENT STANDARDS.** No amended development standards are approved with this application. The site shall be subject to compliance with the regular site development standards of the proposed zoning district (D/RCO-2 PBD). Any proposed development program shall be revised as necessary to demonstrate compliance with the site development standards.
5. **OWNER CONSENT.** Before the City Council hearing on this case, the applicant shall produce written evidence to the satisfaction of city staff that the applicant has legal authority to proceed with this case.

### CIRCULATION

1. **STREET CONSTRUCTION.** Before issuance of any certificate of occupancy for the site, the developer shall dedicate the following right-of-way and construct the following street improvements, in conformance with the Design Standards and Policies Manual:

Street Name/Type	Dedications	Improvements	Notes
Camelback Rd 68 <sup>th</sup> Street	Existing R.O.W. Existing R.O.W.	Existing Construct a deceleration Lane	

- a. The developer shall provide a ten foot sidewalk along 68<sup>th</sup> St., as determined by city staff.
  - b. The developer shall provide any improvements supported by the approved traffic impact study for the site, as determined by the city staff.
2. **ACCESS RESTRICTIONS.** Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct the following access to the site. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines):
  - a. [68<sup>th</sup> Street and Camelback Rd.] - The developer shall dedicate a one-foot wide vehicular non-access easement on these streets except at the approved street entrance.
  - b. [Camelback Road] - One right-in, right-out only driveway shall be located along Camelback

Road located at the south east corner of this site.

3. **AUXILIARY LANE CONSTRUCTION.** Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct right-turn deceleration lanes at all site entrances on 68<sup>th</sup> Street, in conformance with the Design Standards and Policies Manual.
4. **PEDESTRIAN CIRCULATION PLAN.** With the Development Review Board submittal, the developer shall submit a Pedestrian Circulation Plan for the site, which shall be subject to city staff approval. This plan shall indicate the location and width of all sidewalks and pedestrian pathways.

#### DRAINAGE AND FLOOD CONTROL

1. **CONCEPTUAL DRAINAGE REPORT.** With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:
  - a. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
  - b. No underground detention basins are acceptable.
  - c. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
  - d. Include a complete description of requirements relating to project phasing.
2. **FINAL DRAINAGE REPORT.** With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a final drainage report and plan subject to city staff approval. The final drainage report and plan shall conform to the Design Standards and Policies Manual – Drainage Report and Preparation. In addition, the final drainage report and plan shall:
  - (1). Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
  - b. Provide final calculations and detailed analysis that demonstrate consistency with the accepted conceptual drainage plan and report.
3. **STORM WATER STORAGE REQUIREMENT.** Before improvement plan approval, the developer shall submit a final drainage report and plan which calculates the storm water storage volume required,  $V_r$ , and the volume provided,  $V_p$ , using the 100-year, 2-hour storm event.
4. **STORM WATER STORAGE REQUIREMENT.** On-site storm water storage is required for the full 100-year, 2-hour storm event, unless city staff approves the developer's Request for Waiver. See Section 2 of the Design Standards and Policies Manual for waiver criteria.
5. **STORM WATER STORAGE EASEMENTS.** With the Development Review Board submittal, the developer shall submit a site plan subject to city staff approval. The site plan shall include and identify tracts with easements dedicated for the purposes of storm water storage, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
6. **DRAINAGE EASEMENTS.** Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all drainage easements necessary to serve the site.

7. AS-BUILT PLANS. City staff may at any time request the developer to submit As-built plans to the Inspection Services Division. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins and underground storm water storage tanks, bridges as determined by city staff.

## WATER

1. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
  - a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
  - b. Identify the timing of and parties responsible for construction of all water facilities.
  - c. Include a complete description of requirements relating to project phasing.
2. APPROVED BASIS OF DESIGN REPORT. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
3. NEW WATER FACILITIES. Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all water lines and water related facilities necessary to serve the site. Water line and water related facilities shall conform to the city Water System Master Plan.
4. WATERLINE EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code the Design Standards and Policies Manual, all water easements necessary to serve the site.

## WASTEWATER

1. BASIS OF DESIGN REPORT (SANITARY SEWER). ). Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall be in conformance with the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
  - a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
  - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
  - c. Include a complete description of requirements relating to project phasing.
2. APPROVED BASIS OF DESIGN REPORT. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.

3. NEW WASTEWATER FACILITIES. Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all sanitary sewer lines and wastewater related facilities necessary to serve the site. Sanitary sewer lines and wastewater related facilities shall conform to the city Wastewater System Master Plan.
4. SANITARY SEWER EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all sewer easements necessary to serve the site.

### OTHER REQUIREMENTS

1. ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS. All construction activities that disturb five or more acres, or less than five acres if the site is a part of a greater common plan, shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site <http://www.epa.gov/region>.

The developer shall:

- a. Submit a completed Notice of Intent (NOI) to the EPA.
  - b. Submit a completed Storm Water Pollution Prevention Plan (SWPPP) to the EPA.
2. NOTICE OF INTENT (NOI). With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a copy of the NOI.
  3. SECTION 404 PERMITS. With the improvement plan submittal to the Project Quality/Compliance Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
  4. DUST CONTROL PERMITS. Before commencing grading on sites 1/10 acre or larger, the developer shall have obtained a Dust Control Permit (earth moving equipment permit) from Maricopa County Division of Air Pollution Control. Call the county 602-507-6727 for fees and application information.
  5. UTILITY CONFLICT COORDINATION. With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a signed No Conflict form (not required for city owned utilities) from every affected utility company.
  6. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ). The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and Engineering Bulletin #11 Minimum Requirements for Design, Submission of Plans, and Specifications of Sewerage Works, published by the ADEQ. In addition:
    - a. Before approval of final improvement plans by the Project Quality/Compliance Division, the developer shall submit a cover sheet for the final improvement plans with a completed

- signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
- b. Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and/or Wastewater Systems has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
  - c. Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
  - d. Before acceptance of improvements by the city Inspection Services Division, the developer shall submit a Certificate of Approval of Construction signed by the MCESD and a copy of the As-Built drawings.
    - (1). Before issuance of Letters of Acceptance by the city Inspection Services Division, the developer shall:
    - (2). Provide to the MCESD, As-Built drawings for the water and/or sanitary sewer lines and all related facilities, subject to approval by the MCESD staff, and to city staff, a copy of the approved As-Built drawings and/or a Certification of As-Built, as issued by the MCESD.
    - (3). Provide to the MCESD a copy of the Engineers Certificate of Completion with all test results, analysis results, and calculations, as indicated on the form.
    - (4). Provide to the MCESD a copy of the Request for Certificate of Approval of Construction of water and/or sanitary sewer lines with all appropriate quantities.
    - (5). Provide the city Inspection Services Division a copy of the Certificate of Approval of Construction, as issued by the MCESD.

## **ADDITIONAL INFORMATION FOR CASE 10-ZN-2005**

### **PLANNING/DEVELOPMENT**

1. **DEVELOPMENT CONTINGENCIES.** The desired development program, including density and intensity, may be changed due to drainage issues, topography, and other site planning concerns which will need to be resolved at the time of Development Review Board approval. Appropriate design solutions to these constraints may preclude achievement of the desired development program.
2. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
  - a. Determination of compliance with substance and intent of the Downtown Plan: Urban Design and Architectural Guidelines;
  - b. Architectural design of buildings, walls, and structures, including material, color, finish, proportions, and massing;
  - c. Architectural compatibility with area developments;
  - d. Site design, including building locations, development intensity, auto circulation, parking; pedestrian circulation; pedestrian amenities, character; site amenities, and grading;
  - e. Site design compatibility with area development;
  - f. Landscape design, including species and material selection, mix, density, and location; the integration of hardscape and plantings with solar orientation of buildings, shading of pedestrian circulation, pedestrian amenity areas, vehicle shading, and context;
  - g. The type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
  - h. Plaza design given, the gateway function of this site location
  - i. And Signage by separate application.

### **ENGINEERING**

1. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
2. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
3. **STREET CONSTRUCTION STANDARDS.** The streets for the site shall be designed and constructed to the standards in the Design Standards and Policies Manual.
4. **CITY CONTROL OF ACCESS.** The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.

**PROPOSED (ADDITIONAL) STIPULATIONS FOR CASE 10-ZN-2005  
(IF SITE PLAN APPROVED)**

**PLANNING/ DEVELOPMENT**

- The developer shall conform to the Site Plan, dated 5/13/05, except as modified as follows:
  - No wall shall be longer than 200 feet without a “break,” which is defined as either an offset of more than 20 feet in depth, and ¼ of the building in length.
  - A minimum of 25% of the front building setback shall be located at the setback line, and a minimum of 25% of the front building setback be located at least 10 feet behind the setback line.
- With the Development Review Board application, the developer shall submit plans which show a minimum of 2 additional pedestrian access points shall be provide to the Shops A building from Camelback Road

**CIRCULATION**

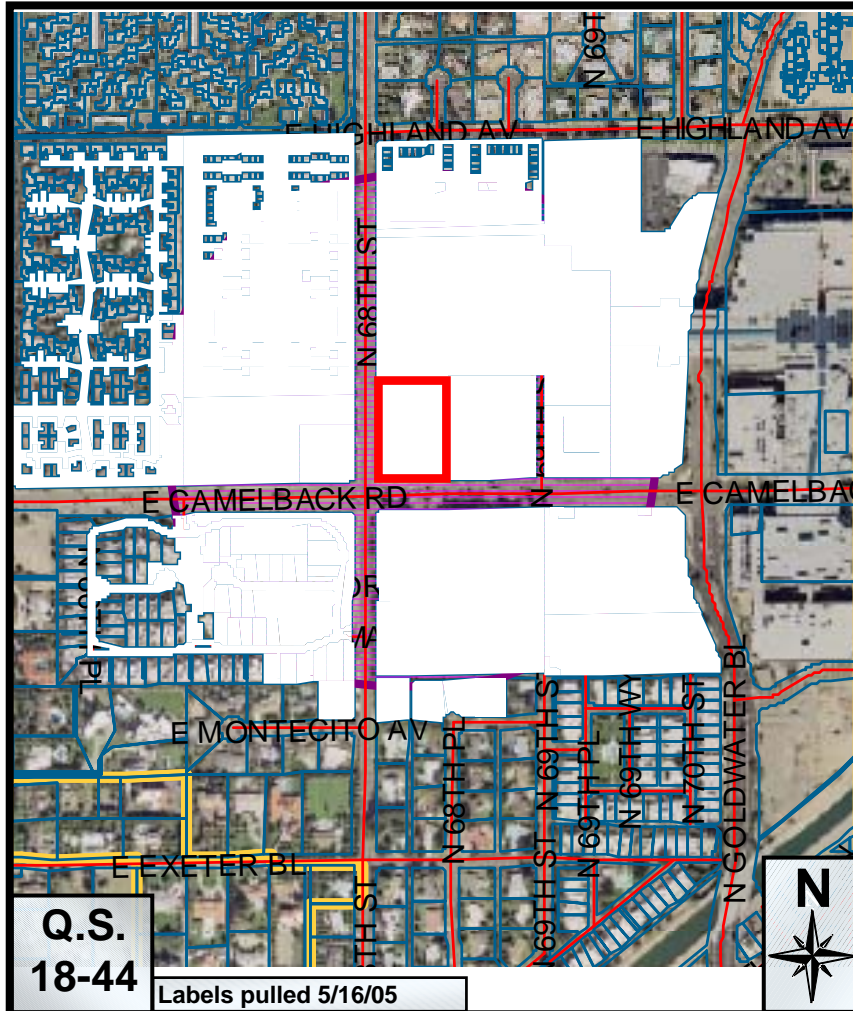
- 1. SIGN PLACEMENT. With the Development Review Board submittal, the developer shall submit a plan showing signs outside of the sight distance triangles at both driveways, to the satisfaction of city staff.
- With the Development Review Board submittal, the developer shall submit a plan showing the elimination of the loop driveway just north of building labeled as “Shops A.”
- With the Development Review Board submittal, the developer shall submit a plan showing the relocation of the refuse enclosure north of “Shops A”.
- With the Development Review Board submittal, the developer shall submit a plan showing the proposed bike rack locations adjacent to both buildings.

**68<sup>th</sup> St & Camelback**  
**10-ZN-2005**

**Attachment #7 Citizen Involvement**

The above attachment is on file at the City of  
Scottsdale Current Planning office,  
7447 E Indian School Road, Suite 105.

# City Notifications – Mailing List Selection Map



## Map Legend:



Site Boundary



Properties within 750-feet

## Additional Notifications:

- Interested Parties
- Camelback House
- Casa del Monte
- Colony Camelback
- Village of Pavoreal

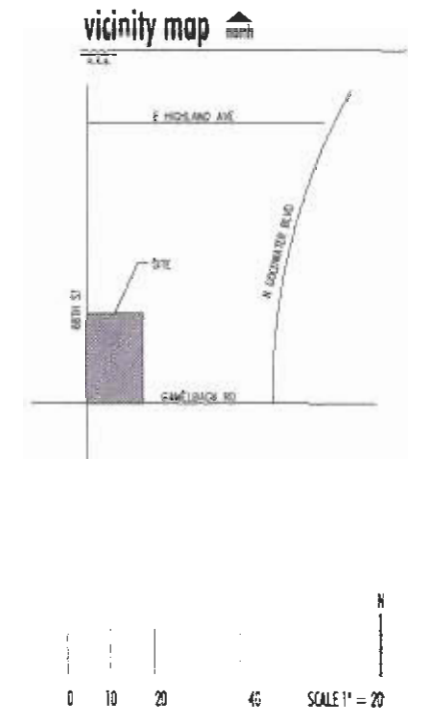
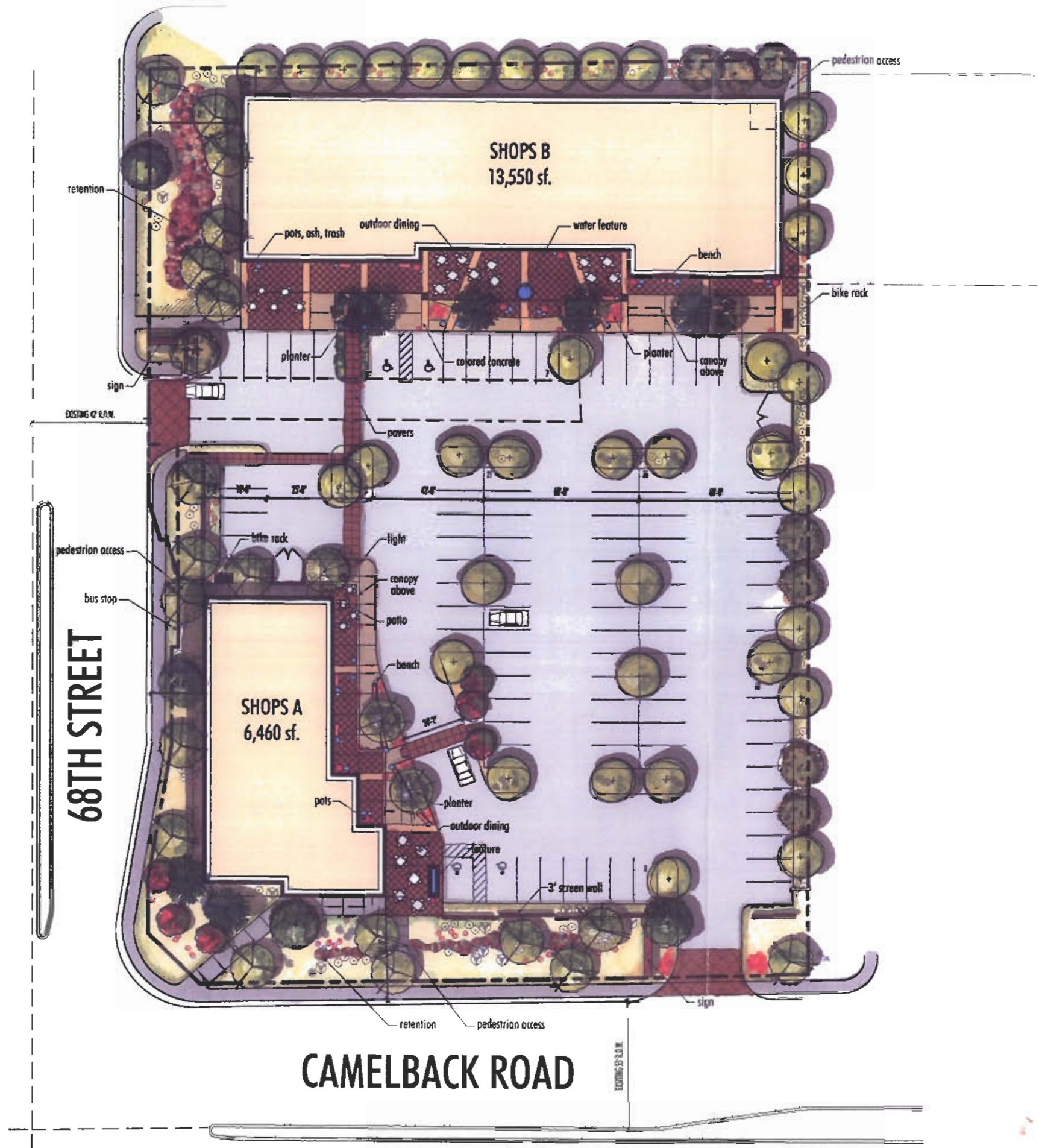
# 68th St And Camelback

## 10-ZN-2005

ATTACHMENT #8

S-1

nec 68th st + camelback rd  
for: BULLINGTON FAMILY TRUST



conceptual landscape/hardscape

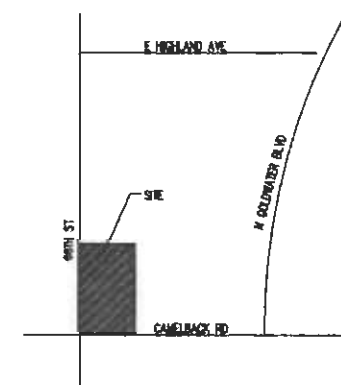
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nec 68th st + camelback rd  
for BULLINGTON FAMILY TRUST

vicinity map 



 context aerial  
& site plan

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13 may 2005

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PHOENIX, AZ 85027 TEL: 602.955.1212

S-1

nec 68th st + camelback rd  
for: BULLINGTON FAMILY TRUST

PROJECT DATA

EXISTING ZONING	R-5
PROPOSED ZONING	D/RCD-2PBD
PROPOSED USE	NEIGHBORHOOD RETAIL
NET SITE AREA	2.85 ACRES (89,279 SF)
BUILDING AREA	
SHOPS A	6,460 SF
SHOPS B	13,530 SF
TOTAL BUILDING AREA	20,010 SF
SITE COVERAGE	22.4%
TOTAL PARKING REQUIRED (retail: 1/250 SF)	81 SPACES
TOTAL PARKING PROVIDED	97
ACCESSIBLE SPACES REQUIRED	4
ACCESSIBLE SPACES PROVIDED	4



conceptual site plan

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2-0030  
13 may 2005

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